

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2004
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the County of Jackson, Illinois

PHA Number: IL053

PHA Fiscal Year Beginning: (mm/yyyy) 07/2001

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☒ PHA local offices, Section 8 Office
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☒ Other (list below)
Jackson County Housing Assistance (Section 8), 308 S. 8th Street, Murphysboro, Illinois

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)
The Housing Authority of the County of Jackson, Illinois, is committed to providing quality, affordable housing, that is decent and safe, to eligible families in this community without regard to race, color, religion, creed, sex, national origin, handicap, or familial status. We strive to make the best use of all available resources so that our residents may live in an environment that is clean, well maintained and attractive. Our goal is to manage our public housing units in a manner that is consistent with good, financially sound property management practices. By taking advantage of available community and government resources, we intend to provide our residents with as many opportunities for economic self-sufficiency as we can identify. We endeavor to instill pride and a desire for an enhanced quality of life for our residents and their families. We are committed to serving our residents and the entire community in a manner that demonstrates professional courtesy, respect and caring.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
☐ Apply for additional rental vouchers:

- ☒ Reduce public housing vacancies: PHA shall strive to achieve an occupancy rate of no less than 90% by June 30, 2005.
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☐ Other (list below)

- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
 - ☐ Improve public housing management: (PHAS score)
 - ☐ Improve voucher management: (SEMAP score)
 - ☒ Increase customer satisfaction: PHA shall strive to maintain a level of customer satisfaction that allows the PHA to maintain a minimum of a standard performer status.
 - ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units: PHA shall continue to renovate its public housing units as quickly as possible as reflected in the Capital Fund Annual Statement and Five-Year Action Plan that are included in this Agency Plan.
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☒ Other: (list below)
PHA shall strive to maintain high performer status and shall maintain at least standard performer status through June 30, 2005

- ☒ PHA Goal: Increase assisted housing choices
Objectives:
 - ☐ Provide voucher mobility counseling:
 - ☐ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☒ Other: (list below)
PHA shall strive to achieve and sustain a utilization rate of 95% by June 30, 2005. PHA shall attract 20 new landlords who want to participate in the program by June 30, 2005.

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: PHA will utilize preferences to meet its deconcentration goals.
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: PHA will utilize preferences to meet its deconcentration goals.
 - ☒ Implement public housing security improvements: PHA will strive to achieve and maintain a low crime rate in its communities that is equal to or less than the surrounding communities.
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families: PHA has established a working preference in its revised Admissions and Continued Occupancy Policy that has been submitted for HUD approval.
 - ☒ Provide or attract supportive services to improve assistance recipients' employability: PHA will continue to provide resident training through the Capital Improvement Program and the Public Housing Drug Elimination Program.
 - ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and

- disability: PHA shall strive to mix its public housing development populations as much as possible with respect to ethnicity, race and income.
- ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: PHA is utilizing Capital Improvement funding to provide accessible housing to persons with disabilities.
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	4
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	21
5. Operations and Management Policies	25
6. Grievance Procedures	27
7. Capital Improvement Needs	28
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	33
12. Community Service Programs	35
13. Crime and Safety	37

14. Pets (Inactive for January 1 PHAs)	39
15. Civil Rights Certifications (included with PHA Plan Certifications)	39
16. Audit	40
17. Asset Management	40
18. Other Information	40

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration
- ☒ FY 2001 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart
 - ☒ FY 2000 Capital Fund Program 5 Year Action Plan
 - ☒ Public Housing Drug Elimination Program (PHDEP) Plan
 - ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
 - ☒ Other (List below, providing each attachment name)
- See list of attachments at Page 42

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to	Annual Plan: Housing Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1,906	5	3	3	3	2	2
Income >30% but <=50% of AMI	4,220	3	2	2	2	2	2
Income >50% but <80% of AMI	5,715	2	2	2	2	2	2
Elderly	928	3	1	1	2	1	1
Families with Disabilities	2,366	3	3	2	3	2	2
Race/Ethnicity White	11,285	3	2	2	2	2	2
Race/Ethnicity Black	1,267	4	2	3	3	2	2
Race/Ethnicity Hispanic	132	3	2	3	3	2	2
Race/Ethnicity Other	431	2	2	2	2	2	2

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 1990
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☒ Other sources: (list and indicate year of information)
Greater Egypt Regional Planning & Development Commission, Carbondale, Illinois—regional information based on 1990 census.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	334		144
Extremely low income <=30% AMI	284	85%	
Very low income (>30% but <=50% AMI)	43	13%	
Low income (>50% but <80% AMI)	7	2%	
Families with children	205	61%	
Elderly families	28	8%	
Families with Disabilities	38	11%	
Race/ethnicity Caucasian	122	36%	
Race/ethnicity African American	203	61%	
Race/ethnicity Asian	2	1%	
Race/ethnicity Hispanic	7	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	129	38%	74

Housing Needs of Families on the Waiting List			
2 BR	109	33%	36
3 BR	69	21%	29
4 BR	25	7%	5
5 BR	2	1%	0
5+ BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	389		141
Extremely low income <=30% AMI	350	90	
Very low income (>30% but <=50% AMI)	39	10	
Low income (>50% but <80% AMI)	0	0	
Families with children	283	73	
Elderly families	5	1.5	
Families with Disabilities	43	11	
Race/ethnicity Caucasian	119	30.5	
Race/ethnicity African American	265	68	
Race/ethnicity Hispanic	0	0	

Housing Needs of Families on the Waiting List			
Race/ethnicity Native American	5	1.5	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 8 months</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below)
Maximizing available affordable housing units by reducing vacancies.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☒ Other: (list below)
Meet HUD federal targeting requirements for families at or below 30% of AIM in public housing.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☒ Other: (list below)
PHA shall strive to maintain high quality affordable housing for the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

1. Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	921,635	
b) Public Housing Capital Fund	1,659,651	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,381,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	203,187	
g) Resident Opportunity and Self-Sufficiency Grants	0	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
CFP IL06P053501-00	425,352	
	0	
3. Public Housing Dwelling Rental Income	960,000	
	0	
4. Other income (list below)	0	
Excess utilities, interest, sales and services to tenants, late charges, court charges, sale of scrap	100,000	
4. Non-federal sources (list below)	0	
	0	
Total resources	5,650,825	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe)
Preliminary determination is made before applicant is added to the waiting list.
Final determination is made when the applicant approaches the top of the waiting list.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☒ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☐ Medical justification
- ☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability 2

- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction 2
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

- b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☐ Adoption of site based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☒ Employing new admission preferences at targeted developments
If selected, list targeted developments below: All developments
- ☐ Other (list policies and developments targeted below)
- d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below: All developments.
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☒ Other (describe below) Rental history.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- ☐ PHA main administrative office
- ☒ Other (list below) Section 8 Office, 308 S. 8th Street, Murphysboro, Illinois

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
- Overcrowded

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences

- 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- 1 Substandard housing
- 1 Homelessness
- 2 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans’ families 3
- ☒ Residents who live and/or work in your jurisdiction 2
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☒ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- ☒ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☐ Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- ☒ Through published notices
- ☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☐ Other (list below)

g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below) Utilized ceiling rents.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☐ Annually
- ☒ Other (list below) As program funding expires and is renewed at new FMR.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	600	175
Section 8 Vouchers	479	60
Section 8 Certificates	NA	
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program (PHDEP)	800	175
Other Federal Programs(list individually)		
Capital Fund Program	842	540

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
 - a. Admission and Continued Occupancy Policy
 - b. Policy on Barring Individuals from PHA Property
 - c. Bloodborne Pathogens Policy
 - d. Capitalization Policy
 - e. Check Signing Policy
 - f. Crime Tracking Policy
 - g. Criminal Records Management Policy
 - h. Disposition Policy
 - i. Drug Free Policy
 - j. Equal Housing Opportunity Policy
 - k. Ethics Policy
 - l. Facilities Use Policy

- m. Financial Management Procedures
- n. Funds Transfer Policy
- o. Hazardous Materials Policy
- p. Housekeeping Standards Policy
- q. I-disc Policy
- r. Internal Controls Procedures
- s. Investment Policy
- t. Loss Control Policy
- u. Policy on Maintenance Charges
- v. Maintenance Plan
- w. Natural Disasters Policy
- x. Personnel Policy
- y. Pest Control Policy
- z. Procurement Policy
- aa. Public Housing Lease
- bb. Relocation Policy
- cc. Resident Empowerment, Hiring, Initiatives Policies
- dd. Travel Policy
- ee. Union Contract
- ff. Satellite Dish Policy

(2) Section 8 Management: (list below)

Administrative Plan

Equal Opportunity Housing Plan and Equal Opportunity Certification

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
- ☐ PHA development management offices
- ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☒ Other (list below)
Section 8 Program Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment IL053h01

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment IL053h01

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Not applicable
1b. Development (project) number: Not applicable
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(06/01/01)</u>
5. Number of units affected: None
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development—Vacant lots purchased for development that was not built. <input type="checkbox"/> Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 10/01/01

b. Projected end date of activity: 02/02/02

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan

<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment?
<input type="checkbox"/> Assessment underway
<input type="checkbox"/> Assessment results submitted to HUD
<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)
<input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)
<input type="checkbox"/> Conversion Plan in development
<input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)

<input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
- ☐ 26 - 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs [24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 03/31/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Basic maintenance work skills training program	12	Specific criteria	PHA main office	Public housing resident
Computer work skills training program	24	Specific criteria	PHA main office	Public housing resident
Section 3 goals for contracting	2	Specific criteria	PHA main office	Public housing resident

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

The PHA Community Service Policy is included in the PHA ACOP and is an attachment to this Plan.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

IL53-01/Murphysboro, IL53-02/Carbondale, IL53-03/Murphyhsboro, IL53-10/Carbondale, IL53-13/Murphysboro, IL53-14/Carbondale

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)
IL53-01/Murphysboro, IL53-02/Carbondale, IL53-03/Murphyhsboro, IL53-10/Carbondale, IL53-13/Murphysboro, IL53-14/Carbondale

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

2. Which developments are most affected? (list below)
IL53-01/Murphysboro, IL53-02/Carbondale, IL53-03/Murphyhsboro, IL53-10/Carbondale, IL53-13/Murphysboro, IL53-14/Carbondale

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
☒ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: IL053c01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHA Pet Policy is included in the PHA ACOP and is an attachment to this Plan.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management [24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
☐ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- ☒ Attached at Attachment (File name) IL053m01
☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☒ Other: (list below)
See attachment IL053m01 for PHA response.

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

- ☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: State of Illinois
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
Certification of consistency with the Consolidated Plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

- A. IL053a01, Deconcentration Policy
- B. IL053b01, Narrative Progress Report

- C. IL053c01, Resident Survey Follow-Up Plan
- D. IL053d01, Resident Membership on PHA Governing Board and Resident Membership on Advisory Board
- E. IL053e01, PHA Community Service Policy
- F. IL053f01, PHA Drug Elimination Program Plan
- G. IL053g01, PHA Pet Policy
- H. IL053h01, PHA CFP Annual Statement and Five Year Action Plan for IL06P05350201
- I. IL053i01, PHA Management Organizational Chart
- J. IL053j01, PHA Final Performance and Evaluation Report for Comprehensive Grant Program No. IL06P05370798
- K. IL053k01, PHA Performance and Evaluation Report for Comprehensive Grant Program No. IL06P05370899 for period ending 12/31/00
- L. IL053l01, PHA Performance and Evaluation Report for Capital Fund Program No. IL06P05350100 for period ending 12/31/00
- M. IL053m01, Resident Advisory Board comments/recommendations, and PHA response.

IL053a01
ATTACHMENT A TO AGENCY PLAN
OF THE
HOUSING AUTHORITY OF THE COUNTY OF JACKSON,
IL

DECONCENTRATION POLICY

As required by Section 513 of the quality Housing and work Responsibility Act (QHWRA), the Housing Authority's Admission Policy must be designed to provide for poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments. This policy is developed in accordance with QHWRA Section 513.

In order to comply with this regulation, the Housing Authority will take steps to analyze its public housing stock and tenant incomes. The Authority will compare the relative tenant incomes and occupancy characteristics of each development as they relate to the census tracts where the developments are located and make adjustments to deconcentrate those areas if necessary based on the following plan:

Rent Incentives:

In order to encourage higher income applicants into lower income areas and thereby help to achieve a deconcentration of poverty, the Authority has adopted and will continue to utilize ceiling rents. Ceiling rents have and will continue to encourage many working families to move into public housing. Ceiling rents also help to keep residents who obtain a job to remain in public housing instead of being forced to move out. The Housing Authority will also work with Senior Citizen agencies, rehabilitation agencies, and other social agencies to encourage lower income applicants to move into any developments that may be designated as high income developments.

Preferences:

Working families are given preferences over non-working families to encourage them to move into public housing. Since most of our developments consist of residents in the lower income category, this will allow the Authority to place more working families in our developments.

Other:

The Housing Authority will determine annually whether there exists a severe concentration of higher income or lower income families within a development as it relates to census tracts in which the developments are located. If severe concentration is found to exist, and there are available units in those developments, the following actions may be taken: the Housing Authority may choose to first offer the units at developments with the most severe concentration of higher/lower income families to qualified applicants whose incomes will help to balance the incomes of the development to achieve proper income mixing. If there is no concentration problem, the Authority will offer the available apartment to the next qualified applicant in accordance with the Admissions and Continued Occupancy Policy.

IL053b01
ATTACHMENT B TO AGENCY PLAN
OF THE
HOUSING AUTHORITY OF THE COUNTY OF JACKSON, IL

NARRATIVE PROGRESS REPORT

Housing Needs

The PHA continues to strive to maintain effective maintenance and management policies to minimize off-line housing units. The PHA is in the process of hiring an additional maintenance staff person in an effort to facilitate quicker vacant unit turnaround.

The PHA has and will continue to utilize Capital Fund Program funds to modernize and enhance the marketability of its dwelling units.

The PHA will continue to strive to serve the housing needs of the community.

Financial

The PHA has achieved a Financial Assessment Subsystem score of 25.3. This score was due primarily to sub-indicator number four, occupancy loss, and the PHA will strive to improve this score with its efforts to decrease vacancies through enhanced marketability and improved vacant unit turnaround. Our tenant accounts receivable rating was noted as a strength.

Management

The PHA achieved a Management Assessment Subsystem score of 24.8. This score was primarily due to sub-indicator number one, vacant unit turn around, and again was due to the number of vacancies. The PHA will strive to improve this score with its efforts to decrease vacancies through enhanced marketability and improved vacant unit turnaround.

Deconcentration and Income Mixing

The PHA has adopted policies to achieve its goals for deconcentration and income mixing and will continue to strive to meet those goals.

Narrative Progress Report
Page 2

Capital Fund

The PHA continues to judiciously utilize its Capital Fund Program grant funds to maintain high quality affordable housing for its residents as evidenced by its Physical Assessment Subsystem score of 28.5 and by the favorable Corp of Engineer reviews.

Property Disposition

The PHA still plans to seek approval for disposition of vacant property. However, a date two months later than originally planned is now the PHA's goal for submission of its Disposition Application. The activity timeline dates have also been changed to allow for HUD review and approval of the PHA's application and the actual sale of the property if disposition is approved.

IL053c01
ATTACHMENT C TO AGENCY PLAN
OF THE
HOUSING AUTHORITY OF THE COUNTY OF JACKSON, IL
RESIDENT ASSESSMENT FOLLOW-UP PLAN 2000

COMMUNICATION: SCORE 72%

The PHA will continue to publish its Resident Newsletter, which provides residents with safety tips, schedules of all income recertification dates and times, the PHA's ongoing Insect Control schedule, all staff members' names, titles and phone extensions, Drug Elimination Program activities, Housing Inspection schedules, information on health care, safety and taxes and a column written by the Executive Director among many other items of interest to our residents.

The PHA will continue its policy of individualized lease orientation with each new resident at the time they sign their lease.

The PHA will continue to hold Resident Advisory Board meetings and follow-up on the suggestions we receive.

The PHA will continue to work with its Resident Councils and to collaborate on MOA's with them.

The PHA will continue to instruct its staff to respond to our residents needs and requests in a positive service minded manner.

SAFETY: SCORE 68%

The PHA will continue utilizing our in house security personnel in the daily patrols they make through the developments.

The PHA will continue its community policing efforts with the local police departments in our various developments.

The PHA will continue in its efforts to network with the various anti-crime and safety related organizations in our area by continuing our participation in Carbondale's Gang Task Force and the First Judicial Circuit's Family Violence Seminars.

The PHA will continue to enforce the Admissions and Continued Occupancy Policy and the Dwelling Lease.

Resident Assessment Follow-Up Plan 2000
Page 2

The PHA will continue to utilize its Drug Elimination Program to enhance the residents' actual and perceived safety.

The PHA will continue to make safety and anti- crime information available to our residents through the Resident Newsletter and postings in our office.

The PHA staff will make every effort to see that the residents of the Housing Authority feel safe in their developments at all times.

IL053d01
ATTACHMENT D TO AGENCY PLAN
OF THE
HOUSING AUTHORITY OF THE COUNTY OF JACKSON, IL
RESIDENT MEMBERSHIP ON PHA GOVERNING BOARD

Ruby Williams
300 North Seventh Street, Apartment 601
Murphysboro, IL 62966

RESIDENT MEMBERSHIP ON ADVISORY BOARD

Judith Archibold
401 South 5th Street
Murphysboro, IL 62966

Linda Oliver-Bankhead
100 Wells Street, Apt. 13A
Murphysboro, IL 62966

Betty Davis
727 Bridgewood Lane
Murphysboro, IL 62966

Bobbie Shannon
713 B Robert A. Stalls Ave.
Carbondale, IL 62901

Norma Wooley
308 B East Elm Street
Carbondale, IL 62901

Loretta Perkins
515 A Lake Heights
Carbondale, IL 62901

Verna J. Craig
2306 Roblee
Murphysboro, IL 62966

Derrick Griggs
1425 Old West Main, Apt. 5
Carbondale, IL 62901

Ethel Cripps
107 B South Pecan
DeSoto, IL 62924

Nina Piper
233 North 13th Street, Apt. 609
Murphysboro, IL 62966

Rebecca Falter
504 South 5th
Elkville, IL 62932

Joseph Rayborn
1838 Alexander Street
Murphysboro, IL 62966

Louise Oliver
100 Wells Street, Apt. 8
Murphysboro, IL 62966

Jeanie Akamanti
1259 West No Name Road
Carbondale, IL 62901

Cornelius Boens
1906 Alexander Street
Murphysboro, IL 62966

Attachment E to PHA Plan of Jackson County Housing Authority

Chapter 15

COMMUNITY SERVICE

[24 CFR Part 960 Subpart F and 24 CFR 903.7]

INTRODUCTION

Section 512 of the Quality Housing and Work Responsibility Act of 1998, which amends Section 12 of the Housing Act of 1937, establishes a new requirement for non-exempt residents (see Section 5) of public housing to contribute an average of eight (8) hours of community service each month, for a total of ninety-six (96) hours per year, or to participate in a self-sufficiency program for eight (8) hours each month. Community service is a service for which individuals are not paid. The Jackson County Housing Authority (herein referred to as PHA) believes that the community service requirement should not be perceived by the resident as punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community.

In order to effectively implement this new requirement, the Jackson County Housing Authority establishes the following policy, effective April 1, 2001.

A. COMMUNITY SERVICE

The PHA will provide residents, identified as required to participate in community service, a variety of voluntary activities and locations where the activities can be performed. The activities may include, but are not limited to:

- improving the physical environment of the resident's development;
- volunteer services in local schools, day care centers, hospitals, nursing homes, youth or senior organizations, drug/alcohol treatment centers, recreation centers, etc.
- neighborhood group special projects;
- self-improvement activities such as household budget, credit counseling, English proficiency, GED classes or other educational activities;
- tutoring elementary or high school age residents; and

Voluntary political activities are prohibited.

B. PROGRAM ADMINISTRATION

The PHA will administer its own community service program in conjunction with the

formation of cooperative relationships with other community based entities such as TANF, Social Services Agencies or other organizations which have as their goal, the improvement and advancement of disadvantaged families.

In conjunction with its own or partnership program, the PHA will provide reasonable accommodations for accessibility to persons with disabilities. The PHA will organize community service activities and may develop and provide a directory of opportunities from which residents may select. When services are provided through partnering agencies, it will be the responsibility of the resident to bring documentation of their participation to the office. The PHA will assure that the service is not labor that would normally be performed by PHA employees responsible for the essential maintenance and property services.

C. SELF-SUFFICIENCY

The PHA will inform residents that participation in self-sufficiency activities for eight (8) hours each month can satisfy the community service requirement and encourage non-exempt residents to select such activities to satisfy the requirement. Such activities can include, but are not limited to:

- apprenticeships and job readiness training
- substance abuse and mental health counseling and treatment
- English proficiency, GED, adult education, junior college or other formal education
- household budgeting and credit counseling, sponsored by a community agency
- computer classes offered by the PHA or other appropriate organizations
- small business training, sponsored by an appropriate agency or educational facility

D. GEOGRAPHIC LOCATION

The PHA recognizes that the intent of this requirement is to have residents provide service to their own communities, either in the PHA's developments or in the broader community in which the PHA operates.

E. EXEMPTIONS

In accordance with provisions in the Act, the PHA will exempt from participation in community service requirements the following groups:

- Adults who are 62 years of age or older;
- Persons engaged in work activities as defined under Social Security (full-time or part-time employment);
- Participants in a welfare to work program;
- Persons receiving assistance from and in compliance with State programs funded under part A, Title IV of the Social Security Act; and

- The disabled but only to the extent that the disability makes the person unable to comply with the community service requirements;
- The primary caregiver of a disabled person certified under the above definition.

The PHA will determine, at the next regularly scheduled re-examination, following July 1, 2002, the status of each household member eighteen (18) years of age or older with respect to the requirement to participate in community service activities. The PHA will use the APHA Family Community Service Monthly Time Sheet to document resident eligibility and the hours of community service. A record for each adult will be established and community service placement selections made. Each non-exempt household member will be provided with forms to be completed by a supervisor of the service or economic self-sufficiency activity verifying the hours of volunteer service performed each month. The PHA may allow self-certification by the participating resident under certain circumstances.

The PHA will also assure that procedures are in place which provide residents the opportunity to change status with respect to the community service requirement. Such changes include, but are not limited to:

- going from unemployment to employment;
- entering a job training program;
- entering an education program that exceeds eight (8) hours monthly.

All exemptions to the community service requirement will be verified and documented in the resident file. Required verifications may include, but not be limited to:

- third-party verification of employment, enrollment in a training or education program, welfare to work program or other economic self-sufficiency activities;
- birth certificates to verify age 62 or older; or
- if appropriate, verification of disability limitations by review of medical records, doctor's statements, social security records, etc.

F. LEASE REQUIREMENTS AND DOCUMENTATION

The PHA has included the eight (8) hour self-sufficiency requirement in its current lease. The lease provides for termination and eviction of the entire household for non-compliance with this policy. For those family households whose annual re-exam is July 1, 2000 or later, the PHA will not renew or extend the lease after July 1, 2003 if a member of the household is not in compliance.

G. NON-COMPLIANCE

If the PHA determines that a resident who is not an "exempt individual" has not complied with the community service requirement, the PHA must notify the resident:

1. of the non-compliance;
2. that the determination is subject to the PHA's administrative grievance procedure;
3. that unless the resident enters into an agreement under paragraph 4 of this section, the lease of the family of which the non-compliant adult is a member may not be renewed. However, if the non-compliant adult moves from the unit, the lease may be renewed.
4. that before the expiration of the lease term, the PHA must offer the resident an opportunity to cure the non-compliance during the next twelve (12) month period; such a cure includes a written agreement by the non-compliant adult to complete as many additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve (12) month term of the lease.

INTRODUCTION

***INSTRUCTION:** The Quality Housing and Work Responsibility Act of 1998 mandates PHAs to require that adults living in public housing comply with community service requirements. On March 29, 2000, the Changes to Admission and Occupancy Requirements in the Public Housing and Section 8 Housing Assistance Program Final Rule was published in the Federal Register. Community Service requirements are effective October 1, 1999 for PHAs with fiscal years that start on or after 10/1/99.*

A. REQUIREMENT

Each adult resident of the PHA shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for 8 hours per month; or

Perform 8 hours per month of combined activities (community service and economic self-sufficiency program)

B. EXEMPTIONS

The PHA shall provide an exemption from the community service requirement for any individual who:

Is 62 years of age or older;

is a blind or disabled individual, as defined under section 216[i][1] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;

Is engaged in a work activity as defined in section 407[d] of the Social Security Act;

Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or

Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the

public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The PHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The PHA will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by HUD as: Any program designed to encourage, assist, train or facilitate economic independence of assisted families or to provide work for such families.

These economic self-sufficiency programs can include job training, employment counseling, work placement, basic skills training, education, English proficiency, workfare, financial or household management, apprenticeship, or any other program necessary to ready a participant to work (such as substance abuse or mental health treatment).

***In addition to the HUD definition above, the PHA definition includes any of the following:**

***Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan.**

***Participating in the Family Self-Sufficiency Program and attending at least [one/two/three] FSS events annually.**

*** Other activities as approved by the PHA on a case-by-case basis.**

The PHA will give residents the greatest choice possible in identifying community service opportunities.

The PHA will consider a broad range of self-sufficiency opportunities.

D. ANNUAL DETERMINATIONS

Requirement – For each public housing resident subject to the requirement of community service, the PHA shall, 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

The PHA will verify compliance annually. If qualifying activities are administered by an organization other than the PHA, the PHA will obtain verification of family compliance from such third parties.

Family members will not be permitted to self-certify that they have complied with community service requirements.

E. NONCOMPLIANCE

If the PHA determines that a resident subject to the community service requirement has not complied with the requirement, the PHA shall notify the resident of such noncompliance, and that:

The determination of noncompliance is subject to the administrative grievance procedure under the PHA's Grievance Procedures; and

Unless the resident enters into an agreement to comply with the community service requirement, the resident's lease will not be renewed, and

The PHA may not renew or extend the resident's lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the PHA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.

Ineligibility for Occupancy for Noncompliance

The PHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

F. PHA RESPONSIBILITY

The PHA will ensure that all community service programs are accessible for persons with disabilities.

The PHA will ensure that:

The conditions under which the work is to be performed are not hazardous;

The work is not labor that would be performed by the PHA's employees responsible for essential maintenance and property services; or

The work is not otherwise unacceptable.

G. PHA IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT

- * The PHA will administer its own community service program, with cooperative relationships with other entities.**
- *The PHA will administer the community service program through contracts and collaborative agreements with volunteer and community agencies.**
- *The PHA will provide to residents a brochure of community service and volunteer opportunities available throughout the community.**
- *The PHA will administer the community service requirement under this subsection through the Resident Council.**
- *The PHA will contract to a third party to [design/administer/monitor/evaluate] the community service program. The PHA will consider qualified resident councils to the maximum extent feasible.**
- *The PHA will contract to a number of third parties to administer the community service program. Contractors will be chosen to perform the following functions:**
 - *Case management and monitoring**
 - *Placement in community service positions**
 - *Liaison to volunteer agencies**
 - *Drug and alcohol counseling**
 - *Community service activities in public housing developments**

Attachment F to PHA Plan of Jackson County Housing Authority**Public Housing Drug Elimination Program Plan**

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 203,187.00

B. Eligibility type (Indicate with an ?x?) N1 _____ N2 _____ R ☒ X

C. FFY in which funding is requested: FY2000

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Jackson County Housing Authority (JCHA) proposes to utilize an intensive and comprehensive multi-faceted program to eliminate illegal drug use and related crime in it's developments. An increased law presence and the employment of a Security Officer will assist in efforts to eliminate vandalism and other drug related crime. The JCHA will also develop recreational and educational programming for youth and adults to provide alternatives to drug use. Additionally, the JCHA will employ a Drug Elimination Program Coordinator, and contract with an Anti-Drug Task Force investigative unit for undercover services. This is a 24 month program which will provide for an extended period of all services to the residents of JCHA developments.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total PHDEP Target Area, and the total number of units within the PHDEP Target Area, and the total population to be served within the PHDEP Target Area.

PHDEP Target Area (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
IL53-01 thru IL53-17, IL53-19, IL53-21, IL53-22	826	1,100

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an ?x? to indicate the length of program by # of months. If ?Other? , identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months ☒ X Other _____

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed, include time of grant completion, the fund balance and anticipated completion date or grant extensions received, place "x" in this column or "Extensions" or "Waivers" or "Completion Date"					
Fiscal Year of Funding	PHUDEP Funding Received	Grant #	Fund Balance at time of this Submission	Grant Completion or Extensions or Waivers	Anticipated Completion Date

FY 1996		\$255,900.00	IL06DEP530196	\$ 0.00	Comp.
FY 1997	X	\$255,900.00	IL06DEP530197	\$ 0.00	Comp.
FY 1998	X	\$252,300.00	IL06DEP530198	\$ 0.00	Comp.
FY1999	X	\$184,800.00	IL06DEP530199	\$ 135,056.65	01/11/02
FY 2000	X	\$194,610.00	IL06DEP530100	\$ 194,610.00	03/31/02

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Jackson County Housing Authority (JCHA) proposes to utilize an intensive and comprehensive multi-faceted program to eliminate illegal drug use and related crime in its developments. The plan is a five point approach plan that involves the components Elimination, Prevention, Treatment, Intervention, and Administration. Elimination is addressed with an increased law presence, a contract with an Anti-Drug Task Force investigative unit for undercover services, and the employment of a Security Officer to assist in efforts to eliminate vandalism and other drug related crime. The program will address Prevention with recreational and educational programming such as drug fairs and computer lessons, and the continued provision of a Youth Activity Center (YAC). The YAC was funded under a previous JCHA PHDEP. The component of Intervention will be addressed by guest speakers, and the component of Treatment will provide treatment to those residents who need it. Additionally, the JCHA will employ a full-time Drug Elimination Program Coordinator to coordinate and plan the PHDEP under the Administration component. This is a 24 month program which will provide for an extended period of all services to the residents of JCHA developments.

Enter the total amount of PHDEP funding allocated to each line item.

FY 2000 PHDEP Budget Summary

Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$47,087.00
9120 - Security Personnel	\$39,500.00
9130 - Employment of Investigators	\$10,000.00
9140 - Voluntary Tenant Patrol	\$0.00
9150 - Physical Improvements	\$0.00
9160 - Drug Prevention	\$59,000.00
9170 - Drug Intervention	\$1,000.00
9180 - Drug Treatment	\$2,000.00
9190 - Other Program Costs	\$44,600.00

TOTAL PHDEP FUNDING	203,187.00
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C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to describe goals and activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise?not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

Objectives	Reduce and deter criminal activity						Performance Indicators
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	
1. Carbondale Police Contract			10/01/01	09/30/02	\$24,400.00	\$33,600.00 /in kind	Crime statistics, incident reports
2. Murphysboro Police Contract			10/01/01	09/30/02	\$22,687.00	\$33,600.00 /in kind	Crime statistics, incident reports

9120 - Security Personnel

Total PHDEP Funding: \$34,500.00

Goal(s)	Provide increased security in JCHA developments						
Objectives	Reduce and deter criminal activity						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Personnel (Security Officer)			10/01/01	09/30/02	\$27,530.00		Crime statistics, incident reports
2. Fringe Benefits for Security Officer			10/01/01	09/30/02	\$11,970.00		Crime statistics, incident reports

9130 - Employment of Investigators

Total PHDEP Funding: \$10,000.00

Goal(s)	Provide additional undercover activity in JCHA developments						
Objectives	Reduce and deter criminal activity						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Southern Ill. Enforcement Group Contract			10/01/01	09/30/02	\$10,000.00	\$10,000.00 /in kind	Crime statistics, incident reports

9160 - Drug Prevention

Total PHDEP Funding: \$54,000.00

Goal(s)	Provide adult and youth recreational and educational programming						
Objectives	Provide alternatives to drug use and abuse						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Personnel for Youth Activity Center (YAC)	50	Youth	10/01/01	09/30/02	\$7,891.00		Crime statistics, YAC activities, # participants
2. Fringe benefits for YAC personnel	50	Youth	10/01/01	09/30/02	\$1,309.00		Crime statistics, YAC activities, # participants
3. Youth Activity Center Overhead	50	Youth	10/01/01	09/30/02	\$3,000.00		Crime statistics, YAC activities, # participants

4. Youth Activity Center Supplies	50	Youth	10/01/01	09/30/02	\$2,000.00	Crime statistics, YAC activities, # participants
5. Liberty Theater	40	Adult/Youth	10/01/01	09/30/02	\$4,800.00	Crime statistics, # participants
6. Additional recreational and educational activity	200	Adult/Youth	10/01/01	09/30/02	\$40,000.00	Crime statistics, # programs, # participants

9170 - Drug Intervention

Total PHDEP Funding: \$1,000.00

Goal(s)	Provide educational speakers for PHDEP events						
Objectives	Provide education about drug use and abuse to residents						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Guest Speakers	50	Adult/Youth	10/01/01	09/30/02	\$1,000.00		Crime statistics, # participants

9180 - Drug Treatment

Total PHDEP Funding: \$2,000.00

Goal(s)	Provide treatment for residents						
Objectives	Reduce drug use and abuse by residents by providing help						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Treatment in programs		Adult	10/01/01	09/30/02	\$1,500.00		# participants
2. Travel to treatment		Adult	10/01/01	09/30/02	\$500.00		# participants

9190 - Other Program Costs

Total PHDEP Funds: \$39,600.00

Goal(s)	Provide administration support for PHDEP						
Objectives	Coordinate and plan PHDEP						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Personnel (PHDEP Coordinator)			10/01/01	09/30/02	\$27,360.00		Crime statistics, # programs & participants
2. Fringe Benefits for PHDEP Coordinator			10/01/01	09/30/02	\$11,900.00		Crime statistics, # programs & participants
3. Travel to programs			10/01/01	09/30/02	\$1,100.00		Crime statistics, # programs & participants
4. Supplies			10/01/01	09/30/02	\$3,740.00		Crime statistics, #

5. Program Audit 10/01/01 09/30/02 \$500.00 Crime statistics, # programs & participants

Budget Line 25% Total PHDEP 50% Total PHDEP

Item # Expenditure Funding Obligation of Funding

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

	of Total Grant	Expended	Total Grant	Obligated
	Funds By	(sum of the	Funds by	(sum of the
	Activity #	activities)	Activity #	activities)

e.g Budget Line Activities 1, 3 Activity 2

Item # 9120

9110	1,2	\$20,400.00	1,2	\$35,000.00
9120	1,2	\$17,250.00	1,2	\$30,000.00
9130	1	\$5,000.00	1	\$9,000.00
9140				

9150				
9160	1,2,3,4,5,6	\$29,000.00	1,2,3,4,5,6	\$48,000.00
9170	1	\$500.00	1	\$750.00
9180	1,2	\$500.00	1,2	\$1,000.00
9190	1,2,3,4,5	\$19,800.00	1,2,3,4,5	\$35,000.00
TOTAL		\$92,450.00		\$158,750.00

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the PHA Certifications of Compliance with the PHA Plan and Related Regulations.

IL053g01

Attachment G to PHA Plan of Jackson County Housing Authority

Chapter 10

PET POLICY

The PHA's policy and procedures for ownership of pets in family units is Part I of this Chapter.

The PHA's policy and procedures for ownership of pets in elderly units is Part II of this Chapter.

PART I

PET POLICY FOR FAMILIES

[24 CFR 5.309]

The purpose of this policy is to establish the Jackson County Housing Authority (PHA) policy and procedures for ownership of pets in Housing Authority apartments. This policy will ensure that no family or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

The PHA chooses not to publish rules governing the keeping of common household pets. Residents will comply with the dwelling lease, which requires that no animals or pets of any kind are permitted on the premises without prior written approval of the PHA. This does not apply to animals that are used to assist persons with disabilities.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the PHA management;

The pet owner must submit to and enter into a Pet Agreement with the PHA.

Registration of Pets

Pets must be registered with the PHA BEFORE they are brought onto the premises.

At the time of registering the pet, the resident/pet owner must have:

1. A certificate signed by a licensed veterinarian that dogs and cats are spayed or neutered.
2. A certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no

communicable disease(s) and is pest-free.

3. A certificate signed by a licensed veterinarian stating the weight of the dog or cat. The weight must be 20 lbs. or less.
4. A certificate from the applicable local authority that a dog is registered with that authority if required.
5. Identification in writing of an alternate custodian for the pet in the event that the resident may not be able to care for the pet.
6. Execution of a Pet Agreement with the PHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.
7. Provision of the name and address of the pet's regular veterinarian.

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal to Register Pets

The PHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the PHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The PHA will refuse to register a pet if:

1. The pet is not a *common household pet* as defined in this policy;
2. Keeping the pet would violate any House Pet Rules;
3. The pet owner fails to provide complete pet registration information, or fails to update the registration annually;
4. The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease. Vicious and/or intimidating dogs will not be tolerated.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the PHA and agree to abide by all of the pet rules in writing.

B. STANDARDS FOR PETS

If an approved pet gives birth to a litter, the resident must remove all pets from the premises except the approved pet.

Pet rules will not be applied to animals that assist persons with disabilities.

Persons with Disabilities

C. ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

Pet rules will not be applied to animals that assist persons with disabilities.

To be excluded from the pet policy, the resident/pet owner must certify:

1. That there is a person with disabilities in the household;
2. That the animal has been trained to assist with the specified disability;
3. That the animal actually assists the person with the disability.

D. TYPES OF PETS NOT ALLOWED

No animals or pets considered to be dangerous or vicious will be allowed on PHA property. The following dogs breeds are specifically not allowed:

Dobermans

German Shepards

Pit Bull Terriers

Rottweilers

Chows

Mixed breeds containing any of the above listed breeds are also not allowed.

E. TYPES OF PETS ALLOWED

Tenants are not permitted to have more than one *type* of pet. This means you may choose to have a dog or a cat, a fish or a bird. You may not have all or any combination.

A resident may keep no types of pets other than the following:

Dogs

Maximum number: ONE (1)

Maximum adult weight: 20 pounds

Must be housebroken.

Must be spayed or neutered.

Must have all required inoculations.

Must be licensed as specified now or in the future by State law and local ordinance.

Must not be vicious and/or intimidating.

Cats

Maximum number: ONE (1)

Maximum adult weight: 20 pounds

Must be housebroken.

Must be declawed.

Must be trained to use a litter box or other waste receptacle.

Must be spayed or neutered.

Must have all required inoculations.

Must be licensed as specified now or in the future by State law and local ordinance.

Birds

Maximum number: ONE (1)

Must be enclosed in a cage at all times.

Fish

Maximum aquarium size - 20 Gallons

Must be maintained on an approved stand.

Other: Guinea Pig, Hamster, or Gerbil Only

Maximum number: ONE (1)

Must be enclosed in an acceptable cage at all times.

Must have any or all inoculations as specified now or in the future by State law or local ordinance.

F. PETS TEMPORARILY ON THE PREMISES

Pets that are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

No guest may bring any pet on to PHA property.

G. ADDITIONAL FEES AND DEPOSITS FOR PETS

The resident/pet owner shall be required to pay a refundable deposit for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat.

An initial payment of a deposit of \$100.00 on or prior to the date the pet is properly registered and brought into the apartment, and;

Monthly payments in an amount no less than \$50.00 until the \$400.00 deposit has been paid.

The PHA reserves the right to change or increase the required deposit by amendment to these rules.

The PHA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

The PHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.

The PHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

1. The cost of repairs and replacements to the resident's dwelling unit;
2. Fumigation of the dwelling unit;
3. Common areas of the project.
4. Pet Deposits are not a part of rent payable by the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current charge.

If such expenses occur as a result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount that exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first, but only after any damage has been assessed and repaired by the PHA.

The expense of flea deinfestation shall be the responsibility of the resident.

H. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited. Installation of fences, kennels or other fixtures is not allowed.

I. PET WASTE REMOVAL

Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Droppings must be disposed of by being placed in a paper bag or wrapped in newspaper and then placed in a closed container outside the building. RESIDENTS ARE SPECIFICALLY PROHIBITED FROM DISPOSING OF DROPPINGS IN THE TRASH CHUTES OF THE HIGH RISE BUILDINGS.

A separate pet waste removal charge of \$15.00 per occurrence will be assessed against the resident for violations of the pet policy.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current charge.

If such expenses occur as a result of a move-out inspection, they will be deducted from the pet

deposit. The resident will be billed for any amount that exceeds the pet deposit.

Pet waste removal charges are not part of the rent payable by the resident.

J. PET AREA RESTRICTIONS

Pets must be maintained within the resident's unit. When outside the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas.

Pets must not be leashed or tied up outside the resident's unit.

Any grass or lawn area damaged by any pet will be repaired and the resident/pet owner will be charged for those repairs.

Residents/pet owners shall not alter their unit patio or yard area to create an enclosure for any pet.

K. NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

L. CLEANLINESS REQUIREMENTS

Litter Box Requirements

All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through the toilet.

Litter shall not be disposed of by being put down the trash chutes of the high rise buildings, regardless of whether it is sealed in a bag or container.

Litter boxes shall be stored inside the resident's dwelling unit.

Other Requirements

Any unit occupied by a dog, cat, or other pet will be fumigated at the time the unit is vacated. This fumigation will be at the resident/pet owner's expense.

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

M. PET CARE

No pet (including fish) shall be left unattended in any apartment for a period in excess of twelve (12) hours. All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her own pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disorientated by animals. Pet owners must agree to exercise courtesy with respect to other residents.

N. RESPONSIBLE PARTIES

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

O. INSPECTIONS

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

The PHA may enter and inspect the unit if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other occupants or other persons in the community under applicable State or local law.

The PHA may enter the apartment without notice if it is determined that an emergency exists regarding the pet such as but not limited to:

1. The pet has not been fed within a reasonable amount of time period because no one is home and the pet is inside the apartment.
2. Pet is barking and emitting loud noises which may mean that the pet is ill, injured, or needs attention.

P. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

1. That the resident/pet owner has three days from the effective date of the service of notice to correct the violation or make a written request for a meeting to discuss the violation;
2. That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.
3. If the pet owner requests a meeting within the three-day period, the meeting will be scheduled no later than ten calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

Q. NOTICE FOR PET REMOVAL

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The notice shall contain:

- 1) A brief statement of the factual basis for the PHA's determination of the Pet Rule that has been violated.
- 2) The requirement that the resident/pet owner must remove the pet within five (5) days of the notice; and
- 3) A statement that failure to remove the pet may result in the initiation or termination of tenancy procedures.

R. TERMINATION OF TENANCY

The PHA may initiate procedures for termination of tenancy based on a lease or pet rule violation if:

1. The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and
2. The pet rule violation is sufficient to bring procedures to terminate tenancy under terms of the lease.
3. A resident is found to have a pet and has not paid the pet deposit or registered the pet

with the PHA and is in violation of the pet policy.

S. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. This includes pets that are poorly cared for have been left unattended for over twelve (12) hours.

If the reasonable party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

If pets are left unattended for a period of 24 hours or more, the PHA may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of Illinois State Law and local authorities. The PHA accepts the responsibility for the animal under such circumstances.

Nothing contained herein prohibits the PHA or an appropriate community authority from requiring the immediate removal of any pet from a project if the pet's conduct or condition is duly determined to constitute, under the provisions of State or local law, a threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

T. EMERGENCIES

The PHA will take necessary steps to insure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for PHA to place the pet in a shelter facility, the cost will be the responsibility by the tenant/pet owner.

PART II

PET POLICY FOR ELDERLY

The purpose of this policy is to establish the Jackson County Housing Authority (PHA) policy and procedures for ownership of pets for those residents who qualify under Section 227 of the Housing and Urban Renewal Recovery Act of 1983 in PHA apartments. This policy will ensure that no elderly resident or resident with a disability is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

The PHA chooses not to publish rules governing the keeping of common household pets. Residents will comply with the dwelling lease, which requires that no animals or pets of any kind are permitted on the premises without prior written approval of the PHA. This does not apply to animals that are used to assist persons with disabilities.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

All residents who are eligible under Section 227 to keep a pet in housing owned and/or operated by the PHA shall demonstrate that they have the physical capability to care for the pet.

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the PHA management;

The pet owner must submit to and enter into a Pet Agreement with the PHA.

Registration of Pets

Pets must be registered with the PHA BEFORE they are brought onto the premises.

At the time of registering the pet, the resident/pet owner must have:

1. A certificate signed by a licensed veterinarian that dogs and cats are spayed or neutered.
2. A certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.
3. A certificate signed by a licensed veterinarian stating the weight of the dog or cat. The weight must be 20 lbs. or less.
4. A certificate from the applicable local authority that a dog is registered with that authority if required.
5. Identification in writing of an alternate custodian for the pet in the event that the resident may not be able to care for the pet.
6. Execution of a Pet Agreement with the PHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.
7. Provision of the name and address of the pet's regular veterinarian.

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Location Restrictions

Pet ownership in high rise developments high rise developments IL53-07, 233 North 13th Street, Murphysboro, IL53-08, 300 South Marion Street, Carbondale, IL53-11, 300 North 7th Street, Murphysboro, and IL53-12, 1425 Old West Main Street, Carbondale shall be limited to the top two floors of the buildings; however nothing in this provision is meant to deny pet ownership to a resident if no unit is available in a designated pet area. This provision does not apply to animals that are used to assist persons with disabilities.

Refusal to Register Pets

The PHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the PHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The PHA will refuse to register a pet if:

1. The pet is not a *common household pet* as defined in this policy;
2. Keeping the pet would violate any House Pet Rules;
3. The pet owner fails to provide complete pet registration information, or fails to update the registration annually;
4. The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease. Vicious and/or intimidating dogs will not be tolerated.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the PHA and agree to abide by all of the pet rules in writing.

B. STANDARDS FOR PETS

If an approved pet gives birth to a litter, the resident must remove all pets from the premises except

the approved pet.

Pet rules will not be applied to animals that assist persons with disabilities.

Persons with Disabilities

C. ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

Pet rules will not be applied to animals that assist persons with disabilities.

To be excluded from the pet policy, the resident/pet owner must certify:

1. That there is a person with disabilities in the household;
2. That the animal has been trained to assist with the specified disability;
3. That the animal actually assists the person with the disability.

D. TYPES OF PETS NOT ALLOWED

No animals or pets considered to be dangerous or vicious will be allowed on PHA property. The following dogs breeds are specifically not allowed:

Dobermans

German Shepards

Pit Bull Terriers

Rottweilers

Chows

Mixed breeds containing any of the above listed breeds are also not allowed.

E. TYPES OF PETS ALLOWED

Tenants are not permitted to have more than one *type* of pet. This means you may choose to have a dog or a cat, a fish or a bird. You may not have all or any combination.

A resident may keep no types of pets other than the following:

Dogs

Maximum number: ONE (1)

Maximum adult weight: 20 pounds

Must be housebroken.

Must be spayed or neutered.

Must have all required inoculations.

Must be licensed as specified now or in the future by State law and local ordinance.

Must not be vicious and/or intimidating.

Cats

Maximum number: ONE (1)

Maximum adult weight: 20 pounds

Must be housebroken.

Must be declawed.

Must be trained to use a litter box or other waste receptacle.

Must be spayed or neutered.

Must have all required inoculations.

Must be licensed as specified now or in the future by State law and local ordinance.

Birds

Maximum number: ONE (1)

Must be enclosed in a cage at all times.

Fish

Maximum aquarium size - 20 Gallons

Must be maintained on an approved stand.

Other: Guinea Pig, Hamster, or Gerbil Only

Maximum number: ONE (1)

Must be enclosed in an acceptable cage at all times.

Must have any or all inoculations as specified now or in the future by State law or local ordinance.

F. PETS TEMPORARILY ON THE PREMISES

Pets that are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

No guest may bring any pet on to PHA property.

G. ADDITIONAL FEES AND DEPOSITS FOR PETS

The resident/pet owner shall be required to pay a refundable deposit for the purpose of defraying all reasonable costs directly attributable to the presence of a dog or cat.

An initial payment of a deposit of \$50.00 on or prior to the date the pet is properly registered and brought into the apartment, and;

Monthly payments in an amount no less than \$50.00 until the \$200.00 deposit has been paid.

The PHA reserves the right to change or increase the required deposit by amendment to these rules.

The PHA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

The PHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.

The PHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

1. The cost of repairs and replacements to the resident's dwelling unit;
2. Fumigation of the dwelling unit;

3. Common areas of the project.
4. Pet Deposits are not a part of rent payable by the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current charge.

If such expenses occur as a result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount that exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first, but only after any damage has been assessed and repaired by the PHA.

The expense of flea deinfestation shall be the responsibility of the resident.

H. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited. Installation of fences, kennels or other fixtures is not allowed.

I. PET WASTE REMOVAL

Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Droppings must be disposed of by being placed in a paper bag or wrapped in newspaper and then placed in a closed container outside the building. RESIDENTS ARE SPECIFICALLY PROHIBITED FROM DISPOSING OF DROPPINGS IN THE TRASH CHUTES OF THE HIGH RISE BUILDINGS.

A separate pet waste removal charge of \$15.00 per occurrence will be assessed against the resident for violations of the pet policy.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current charge.

If such expenses occur as a result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount that exceeds the pet deposit.

Pet waste removal charges are not part of the rent payable by the resident.

J. PET AREA RESTRICTIONS

Pets must be maintained within the resident's unit. When outside the unit (within the building or on

the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas.

Pets must not be leashed or tied up outside the resident's unit.

Any grass or lawn area damaged by any pet will be repaired and the resident/pet owner will be charged for those repairs.

Residents/pet owners shall not alter their unit patio or yard area to create an enclosure for any pet.

K. NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

L. CLEANLINESS REQUIREMENTS

Litter Box Requirements

All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Litter shall not be disposed of by being flushed through the toilet.

Litter shall not be disposed of by being put down the trash chutes of the high rise buildings, regardless of whether it is sealed in a bag or container.

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Other Requirements

Any unit occupied by a dog, cat, or other pet will be fumigated at the time the unit is vacated. This fumigation will be at the resident/pet owner's expense.

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

M. PET CARE

No pet (including fish) shall be left unattended in any apartment for a period in excess of twelve (12) hours. All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her own pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disorientated by animals. Pet owners must agree to exercise courtesy with respect to other residents.

N. RESPONSIBLE PARTIES

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O. INSPECTIONS

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

The PHA may enter and inspect the unit if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other occupants or other persons in the community under applicable State or local law.

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1. That the resident/pet owner has three days from the effective date of the service of notice to correct the violation or make a written request for a meeting to discuss the violation;

2. That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.
3. If the pet owner requests a meeting within the three-day period, the meeting will be scheduled no later than ten calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

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R. TERMINATION OF TENANCY

The PHA may initiate procedures for termination of tenancy based on a lease or pet rule violation if:

1. The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and
2. The pet rule violation is sufficient to bring procedures to terminate tenancy under terms of the lease.
4. A resident is found to have a pet and has not paid the pet deposit or registered the pet with the PHA and is in violation of the pet policy.

S. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors

occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. This includes pets that are poorly cared for have been left unattended for over twelve (12) hours.

If the reasonable party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

If pets are left unattended for a period of 24 hours or more, the PHA may enter the dwelling unit, remove the pet and transfer it to the proper authorities, subject to the provisions of Illinois State Law and local authorities. The PHA accepts the responsibility for the animal under such circumstances.

Nothing contained herein prohibits the PHA or an appropriate community authority from requiring the immediate removal of any pet from a project if the pet's conduct or condition is duly determined to constitute, under the provisions of State or local law, a threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

T. EMERGENCIES

The PHA will take necessary steps to insure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for PHA to place the pet in a shelter facility, the cost will be the responsibility by the tenant/pet owner.

IL053J01**Attachment J to PHA Plan of Jackson County Housing Authority**

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05370798 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	104,000.00	72,000.00	72,000.00	72,000.00
	Management Improvements Hard Costs	30,000.00	30,000.00	30,000.00	30,000.00
4	1410 Administration	79,000.00	43,156.81	43,156.81	43,156.81
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	72,700.00	97,638.21	97,638.21	97,638.21
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	47,000.00	47,000.00	47,000.00	47,000.00
10	1460 Dwelling Structures	910,328.00	959,791.67	959,791.67	959,791.67
11	1465.1 Dwelling Equipment—Nonexpendable	20,000.00	15,804.16	15,804.16	15,804.16
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	3,000.00	637.15	637.15	637.15

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	0	0	0	0
			0	0	0
	Amount of Annual Grant: (sum of lines.....)	1,266,028.00	1,266,028.00	1,266,028.00	1,266,028.00
	Amount of line XX Related to LBP Activities	58,000.00	58,000.00	58,000.00	58,000.00
	Amount of line XX Related to Section 504 compliance	60,000.00	60,000.00	60,000.00	60,000.00
	Amount of line XX Related to Security –Soft Costs	27,000.00	27,000.00	27,000.00	27,000.00
	Amount of Line XX related to Security-- Hard Costs	0	0	0	0
	Amount of line XX Related to Energy Conservation Measures	188,000.00	188,000.00	188,000.00	188,000.00
	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05370798 Replacement Housing Factor Grant No:					Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL-53-02/Carbondale	Demolition		1460	16 dwellings	37,000		29,900.00		Complete
	LBP/asbestos abatement		1460	24 dwellings	45,000		117,079.11		Complete
	Drywall and insulation		1460	9 dwellings	40,000		40,000.00		Complete
	Floor tile and base		1460	9 dwellings	40,000		40,000.00		Complete
	Kitchens		1460	9 dwellings	60,000		60,000.00		Complete
	Doors, interior and exterior		1460	9 dwellings	40,000		40,000.00		Complete
	Bathrooms		1460	9 dwellings	70,000		70,000.00		Complete
	Windows		1460	9 dwellings	65,000		65,000.00		Complete
	Section 504		1460	2 dwellings	40,000		40,000.00		Complete
	Roofs, gutters, building exterior		1460	9 dwellings	40,000		40,000.00		Complete
	Storage units		1460	9 dwellings	30,000		30,000.00		Complete
	Plumbing		1460	9 dwellings	65,572		65,572.00		Complete
	Electrical and mechanical		1460	9 dwellings	85,000		85,280.00		Complete
	Sidewalks		1450	9 dwellings	10,000		17,500.00		Complete
	Landscaping		1450	2 sites	10,000		17,500.00		Complete
	Playgrounds		1450		15,000		0		
	Appliances		1465.1		16,000		15,606.66		Complete
	Relocation		1495.1		2,000		0		
IL53-13/ Murphysboro	Demolition		1460	14 dwellings	37,000		29,908.00		Complete
	LBP/asbestos abatement		1460	16 dwellings	13,000		59,417.72		Complete
	Drywall and insulation		1460	1 building	20,000		11,750.00		Complete
	Floor tile and base		1460	1 building	7,256		5,454.84		Complete
	Kitchens		1460	1 building	22,000		11,750.00		Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	Baths		1460	1 building	22,000		12,000.00		Complete
	Doors		1460	1 building	5,000		3,000.00		Complete
	Electrical		1460	1 building	27,500		17,000.00		Complete
	Section 504		1460	1 building	20,000		12,500.00		Complete
	Roofs, gutters, building exteriors		1460	1 building	15,000		8,150.00		Complete
	Windows		1460	1 building	18,000		10,000.00		Complete
	Storage		1460	1 building	16,000		8,000.00		Complete
	Mechanical		1460	1 building	15,000		7,350.00		Complete
	Plumbing		1450	1 building	15,000		7,350.00		Complete
	Sidewalks		1450	1 site	7,000		7,000.00		Complete
	Landscaping		1450	1 site	5,000		5,000.00		Complete
	Appliances		1465.1	1 building	4,000		197.50		Complete
	Relocation		1495.1	1 building	1,000		637.15		Complete
IL53-7/Murphysboro	Tuckpointing, waterproofing, caulking		1460	1 building	0		33,330.00		Complete
PHA Wide	Management Improvements		1408						
	Resident/Staff training		1408		45,000		45,000.00		Complete
	Security		1408		27,000		27,000.00		Complete
	Resident Coordinator Salary/Fringes		1408		32,000		0		Complete
	Maintenance Equip. to sustain improvements		1408		30,000		30,000.00		Complete
PHA Wide	Administration		1410						
	Publication costs		1410		1,000		228.66		Complete
	Salaries/fringes		1410		78,000		42,928.15		Complete

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PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05370798 Replacement Housing Factor Grant No:					Federal FY of Grant: 1998		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL53-02	Fees/costs, A/E		1430		42,650		44,055.00		Complete
	Fees and costs, LPB/asbestos design/monitoring		1430		5,700		12,200.00		Complete
IL53-13	Fees and costs, A/E		1430		18,650		27,028.71		Complete
	Fees and costs, LBP/asbestos design/monitoring		1430		5,7100		14,354.50		Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

IL053k01**Attachment K to PHA Plan of Jackson County Housing Authority**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05370899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2000 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	158,000.00	148,000.00	85,927.15	81,107.32
	Management Improvements Hard Costs	40,000.00	40,000.00	40,000.00	36,734.90
4	1410 Administration	81,000.00	81,000.00	81,000.00	69,054.23
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	138,000.00	134,443.00	133,892.60	92,340.60
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	39,500.00	49,770.00	39,770.00	2,770.00
10	1460 Dwelling Structures	1,001,230.00	1,029,730.00	1,025,167.97	457,101.10
11	1465.1 Dwelling Equipment—Nonexpendable	27,000.00	31,875.00	9,875.00	9,875.00
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	10,000.00	10,000.00	3,450.00	3,450.00
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	8,000.00	637.50	137.35	137.35
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	23,935.00	1,209.50	0	0

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05370899 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2000 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	1,526,665.00	1,526,665.00	1,419,220.07	752,570.50
	Amount of line XX Related to LBP Activities	38,500.00	38,500.00	38,500.00	38,500.00
	Amount of line XX Related to Section 504 compliance	80,000.00	80,000.00	80,000.00	0
	Amount of line XX Related to Security –Soft Costs	35,000.00	35,000.00	35,000.00	35,000.00
	Amount of Line XX related to Security-- Hard Costs	20,000.00	20,000.00	20,000.00	0
	Amount of line XX Related to Energy Conservation Measures	149,000.00	149,000.00	149,000.00	0
	Collateralization Expenses or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05370899 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
IL53-2/Carbondale	Playground		1450	1 site	12,000.00	12,000.00	12,000.00	0	In progress
IL53-05/DeSoto	Parking drainage correction		1450	1 site	5,000.00	5,000.00	5,000.00	0	In progress
IL53-6/Grand Tower	Foundation settlement repairs		1460	2 buildings	50,000.00	50,000.00	50,000.00	0	In progress
IL53-7/Murphysboro	Update security entry		1460	1 building	3,500.00	3,500.00	3,500.00	3,500.00	In progress
	Replace trash compactor		1460	1 building	12,000.00	12,000.00	12,000.00	0	In progress
	Water shutoff valves		1460	300	9,600.00	9,600.00	9,600.00	0	In progress
	Domestic hot water boilers		1460	2	17,500.00	17,500.00	17,500.00	0	In progress
	Sidewalks		1450		4,500.00	270.00	270.00	270.00	Complete
IL53-8/Carbondale	Update security entry		1460	1 building	3,500.00	3,500.00	3,500.00	3,500.00	Complete
	Replace trash compactor		1460	1 building	12,000.00	12,000.00	12,000.00	0	In progress
	Water shutoff valves		1460	350	11,200.00	11,200.00	11,200.00	0	In progress
	Emergency gas valve replacement		1460	10	0	1,325.00	1,325.00	1,325.00	Complete
IL53-10/Carbondale	Roofs, gutters, downspouts, soffits, fascia		1460	44	108,500.00	110,744.37	110,744.37	109,000.00	Complete
IL53-11/Murphysboro	Update security entry		1460	1 building	6,500.00	4,230.00	4,230.00	4,230.00	Complete
	Replace trash compactor		1460	1 building	12,000.00	12,000.00	12,000.00	0	In progress
	Water shutoff valves		1460	435	15,130.00	15,130.00	15,130.00	0	In progress
	Update fire alarm system		1460	1 building	12,000.00	12,000.00	12,000.00	0	In progress
	A/C units		1460	10	5,000.00	0	0	0	
	Reseal parking lots		1450	2	0	2,500.00	0		Under design
IL53-12/Carbondale	Update security entry		1460	1 building	6,500.00	3,500.00	3,500.00	3,500.00	Complete
	Replace trash compactor		1460	1 building	12,000.00	12,000.00	12,000.00	0	In progress
	Water shutoff valves		1460	365	12,800.00	12,800.00	12,800.00	0	In progress
	Hot water boiler		1460	1	6,500.00	6,500.00	6,500.00	0	In progress
	Entry door closures		1460	2	2,500.00	2,500.00	2,500.00	0	In progress

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05370899 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
	Update fire alarm system		1460	1 building	12,000.00	12,000.00	12,000.00	0	In progress
	A/C units		1460	10	5,000.00	0	0	0	
	Repair/reseal parking lot		1450	1	0	7,500.00	0	0	Under design
IL53-13/Murphysboro	LBP/Asbestos abatement		1460	6 dwellings	25,500.00	27,500.00	27,500.00	27,500.00	In progress
	Drywall and painting		1460	6 dwellings	38,000.00	40,000.00	40,000.00	14,500.00	In progress
	Floor tile and base		1460	6 dwellings	25,000.00	25,000.00	25,000.00	0	In progress
	Kitchen cabinets		1460	6 dwellings	22,000.00	24,000.00	24,000.00	0	In progress
	Bathrooms		1460	6 dwellings	9,000.00	10,000.00	10,000.00	4,000.00	In progress
	Doors and hardware		1460	6 dwellings	25,000.00	25,000.00	25,000.00	0	In progress
	Electrical/mechanical replacements		1460	6 dwellings	100,500.00	100,500.00	100,000.00	55,000.00	In progress
	Washer/dryer hookup/furnace encl.		1460	6 dwellings	30,000.00	31,309.82	30,000.00	20,176.00	In progress
	Roofs, gutters, downspouts		1460	6 dwellings	27,000.00	33,500.00	33,416.50	0	In progress
	Building exteriors/insulation		1460	6 dwellings	49,500.00	52,168.71	49,500.00	19,000.00	In progress
	Window replacement		1460	6 dwellings	32,500.00	35,000.00	35,000.00	6,000.00	In progress
	Storage additions		1460	6 dwellings	33,500.00	35,500.00	35,500.00	0	In progress
	Section 504 accessibility		1460	1 dwelling	80,000.00	80,000.00	80,000.00	0	In progress
	Sidewalks and landscaping		1450	1 site	20,000.00	20,000.00	20,000.00	0	In progress
	Appliances		1465.1	10	7,000.00	7,000.00	7,000.00	0	In progress
	Relocation		1495.1	6	8,000.00	637.35	137.35	137.35	In progress
IL53-15/Murphysboro	Exterior door replacement		1460	3 doors	2,000.00	2,000.00	2,000.00	2,000.00	Complete
	Water heater replacement		1460	2	1,800.00	3,076.50	3,076.50	3076.50	Complete
IL53-16/Carbondale	Sidewalk replacement		1450	1 site	2,500.00	2,500.00	2,500.00	2,500.00	Complete
	Roof replacement		1460	25 dwellings	41,500.00	39,500.00	39,500.00	39,500.00	Complete
IL53-17/Elkville	Exterior door replacement		1460	16 doors	11,200.00	11,200.00	11,200.00	11,200.00	Complete
	Roofing/decking/gutters/downspouts		1460	8 buildings	24,500.00	46,490.00	46,490.00	46,490.00	Complete
IL53-19/Ava	Exterior door replacement		1460	16 doors	11,200.00	11,200.00	11,200.00	11,200.00	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05370899 Replacement Housing Factor Grant No:					Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised	Obligated	Expended	
	Roofing/gutters/downspouts		1460	8 buildings	24,500.00	25,000.00	25,000.00	25,000.00	Complete
IL53-21/Ava	Exterior door replacement		1460	8 doors	5,600.00	5,600.00	5,600.00	5,600.00	Complete
	Roofing/gutters/downspouts		1460	4 buildings	15,000.00	15,602.00	15,602.00	15,250.00	Complete
IL53-22/Elkville	Exterior door replacement		1460	16 doors	11,200.00	11,303.60	11,303.60	11,303.60	Complete
	Roofing/gutters/downspouts		1460	4 buildings	15,000.00	15,250.00	15,250.00	15,250.00	Complete
PHA Wide	Appliances, ranges/refrigerators		1465.1	25	20,000.00	24,875.00	9,875.00	9,875.00	In progress
	Nondwelling/ telephone system		1475		10,000.00	3,450.00	3,450.00	3,450.00	Complete
	Management Improvements		1408						
	Resident/staff training/business development		1408		90,000.00	80,000.00	17,927.15	13,107.32	In progress
	Security		1408		35,000.00	35,000.00	35,000.00	35,000.00	Complete
	Resident Coordinator		1408		33,000.00	33,000.00	33,000.00	33,000.00	Complete
	Maintenance Equipment to sustain improvements		1408		40,000.00	40,000.00	40,000.00	36,734.90	In progress
	Administration, publications		1410		1,000.00	1,000.00	1,000.00	1,000.00	Complete
	Administration staff		1410	2	80,000.00	80,000.00	80,000.00	68,054.23	In progress
PHA Wide	Architectural/engineering services		1430		75,000.00	76,000.00	75,449.60	65,319.60	In progress
	LBP design/monitoring		1430		13,000.00	13,243.00	13,243.00	2,601.00	In progress
	Physical Needs Assessment		1430		50,000.00	45,200.00	45,200.00	24,420.00	In progress
	Contingency		1502		23,935.00	7,759.50	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program No: IL06P05370899 Replacement Housing Factor No:				Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL53-02/Carbondale	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-05/DeSoto	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-06/Grand Tower	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-07/Murphysboro	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-08/Carbondale	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-10/Carbondale	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-11/Murphysboro	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-12/Carbondale	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-13/Murphysboro	9/30/2001			9/30/2002			N/A
IL53-15/Murphysboro	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-16/Carbondale	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-17/Elkville	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-19/Ava	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-21/Ava	9/30/2001		9/30/2000	9/30/2002			N/A
IL53-22/Elkville	9/30/2001		9/30/2000	9/30/2002			N/A
PHA Wide	9/30/2001			9/30/2002			N/A

IL053101**Attachment L to PHA Plan of Jackson County Housing Authority**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2000 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	105,000.00	140,820.00	38,000.00	0
3	1408 Management Improvements Soft Costs	110,000.00	110,000.00	70,000.00	16,595.50
	Management Improvements Hard Costs	25,000.00	27,180.00	0	0
4	1410 Administration	85,000.00	47,000.00	46,000.00	0
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	97,500.00	92,500.00	86,426.00	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	197,500.00	280,000.00	0	0
10	1460 Dwelling Structures	903,350.00	823,850.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	12,000.00	12,000.00	0	0
12	1470 Nondwelling Structures	5,000.00	5,000.00	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	5,000.00	2,000.00	0	0
18	1499 Development Activities	0	0	0	0
19	1502 Contingency	81,085.00	86,085.00	0	0
	Amount of Annual Grant: (sum of lines.....)	1,626,435	1,626,435	240,426	16,595.50
	Amount of line XX Related to LBP Activities	60,000.00	60,000.00	0	0
	Amount of line XX Related to Section 504 compliance	140,000.00	90,000.00	0	0

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2000 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Security –Soft Costs	35,000.00	35,000.00	35,000.00	0
	Amount of Line XX related to Security-- Hard Costs	0	0	0	0
	Amount of line XX Related to Energy Conservation Measures	99,962.00	89,212.00	0	0
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL53-02/Carbondale	Renovation of dwelling units, kitchens, baths, flooring, doors, roofs, gutters, downspouts, soffits, fascia, abatement, Section 504, plumbing/mechanical/electrical improvements		1460	4	195,000.00	154,850.00	0	0	Under design
IL53-02/Carbondale	Sidewalks and landscaping		1450	4	25,000.00	20,000.00	0	0	Under design
IL53-02/Carbondale	Appliances		1465.1	8	6,000.00	6,000.00	0	0	Awaiting bid
IL53-02/Carbondale	Relocation		1495.1		2,500.00	1,000.00	0	0	In progress
IL53-03/Murphysboro	Sidewalk/parking lot improvements		1450	1 site	7,500.00	12,500.00	0	0	Under design
IL53-03/Murphysboro	Community building improvements		1470	1	5,000.00	10,000.00	0	0	Under design
IL53-04/Elkville	Sidewalk/parking lot improvements		1450	1 site	5,000.00	10,000.00	0	0	Under design
IL53-06/Grand Tower	Sidewalk/parking lot improvements		1450	2 sites	5,000.00	5,000.00	0	0	Under design
IL53-07/Murphysboro	Sidewalk/parking lot improvements		1450	1	0	7,500.00			
IL53-07/Murphysboro	Replace obsolete elevator equipment		1460	2	175,000.00	175,000.00	0	0	Under design
IL53-07/Murphysboro	Backflow preventer system		1460	1	7,000.00	7,000.00	0	0	Under design
IL53-08/Carbondale	Replace obsolete elevator equipment		1460	2	177,000.00	177,000.00	0	0	Under design
IL53-08/Carbondale	Backflow preventer system		1460	1	7,500.00	7,500.00	0	0	Under design
IL53-08/Carbondale	Parking lot expansion		1450	1	42,500.00	87,500.00	0	0	Under design
IL53-10/Carbondale	Sidewalk/parking lot improvements		1450	1 site	52,000.00	57,000.00	0	0	Under design
IL53-11/Murphysboro	Dwelling unit lock replacement		1460	25	7,500.00	7,500.00	0	0	Awaiting bid
IL53-11/Murphysboro	Backflow preventer system		1460	1	7,500.00	7,500.00	0	0	Under design
IL53-11/Murphysboro	Parking lot improvements		1450	2	5,000.00	7,500.00	0	0	Under design
IL53-12/Carbondale	Dwelling unit lock replacement		1460	25	7,500.00	7,500.00	0	0	Under design
IL53-12/Carbondale	Backflow preventer system		1460	1	7,500.00	7,500.00	0	0	Awaiting bid
IL53-12/Carbondale	Roof Replacement		1460	1	96,850.00	72,500.00	0	0	Under design

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Jackson County Housing Authority		Grant Type and Number Capital Fund Program Grant No: IL06P05350100 Replacement Housing Factor Grant No:					Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
IL53-12/Carbondale	Exterior painting		1460	1	20,000.00	20,000.00	0	0	Under design
IL53-12/Carbondale	Parking lot improvements		1450	1	10,000.00	27,500.00	0	0	Under design
IL53-13/Murphysboro	Dwelling kitchens, baths, floors, doors, windows, roofs, gutters, downspouts, soffits, fascia, abatement, Section 504, mechanical/ electrical/plumbing improvements		1460	5	195,000.00	180,000.00	0	0	Under design
IL53-13/Murphysboro	Sidewalks/parking/landscaping		1450	2 sites	25,000.00	20,000.00	0	0	Under design
IL53-13/Murphysboro	Appliances		1465.1	10	6,000.00	6,000.00	0	0	Awaiting bid
IL53-13/Murphysboro	Relocation		1495.1		2,500.00	1,000.00	0	0	Awaiting bid
IL53-14/Carbondale	Basketball court		1450	1	4,500.00	4,500.00	0	0	Under design
IL53-15/Murphysboro	Security fence		1450	1	16,000.00	16,000.00	0	0	Under design
PHA Wide	Operations		1406		105,000.00	140,820.00	38,000.00	0	In progress
PHA Wide	Management Improvements, salaries, training, security, equipment		1408		135,000.00	137,180.00	70,000.00	16,595.50	In progress
PHA Wide	Administration, salaries, publications		1410		85,000.00	47,000.00	46,000.00	0	In progress
PHA Wide	Architectural/Engineering and LBP Design/Monitoring Services		1430		97,500.00	92,500.00	86,426.00	0	In progress
PHA Wide	Contingency		1502		81,085.00	86,085.00	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Jackson County Housing Authority			Grant Type and Number Capital Fund Program No: IL06P05350100 Replacement Housing Factor No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
IL53-02	09/30/02			09/30/03			
IL53-03	09/30/02			09/30/03			
IL53-04	09/30/02			09/30/03			
IL53-05	09/30/02			09/30/03			
IL53-06	09/30/02			09/30/03			
IL53-07	09/30/02			09/30/03			
IL53-08	09/30/02			09/30/03			
IL53-10	09/30/02			09/30/03			
IL53-11	09/30/02			09/30/03			
IL53-12	09/30/02			09/30/03			
IL53-13	09/30/02			09/30/03			
IL53-14	09/30/02			09/30/03			
PHA Wide	09/30/02			09/30/03			

IL053m01
Attachment M to PHA Plan
Jackson County Housing Authority

18. Other Information

Resident Advisory Board Recommendations and PHA response:

Resident from IL53-10/Carbondale stated new windows were needed in her development. After review of the request and receiving results of a Carbondale Code Enforcement inspection of the project, the PHA elected to do a total window replacement at this development phased over a three-year period.

Representative from IL53-13/Murphysboro stated that the rural mailboxes at his development were in poor repair and that locked mailboxes were needed. PHA Director stated that the PHA had previously considered locked mailboxes for this development and that the U.S. Postal Service was contacted in order to achieve this. The local postmaster has indicated they will no longer provide the locked mailboxes. However, the PHA will look into the possibility of providing the mailboxes.

Representative from IL53-13/Murphysboro and IL53-01/Murphysboro both asked about the installation of swing chains and seats on the existing swing sets at their developments. PHA Director stated he would look into providing this. IL53-01 representative stated that basketball goals were needed. PHA Director stated they would be provided and directed DEP Coordinator to order them.

IL53-13 representative stated the concrete surface of the existing basketball court was too slick. He said a product was available that could be sprayed on the concrete to make it less slippery. PHA Director advised he would check into it.

IL53-01 representative stated that drainage is a problem at the existing basketball court at her development. She was advised that the PHA has done work in the past to improve drainage at the basketball court; that there has been some improvement but the court located in an area that is lower than the surrounding area and it is difficult to totally eliminate the drainage problem.

IL53-01 representative stated that lighting is a problem in her development. PHA director stated he would check into the lighting in her development; that lighting has previously been increased and that the current problem may just be due to existing lights being out.

Representative from IL53-03/Murphysboro asked about the planned improvements for her area. She was advised the funds would be used to improve drainage in parking areas off the alley between the Commercial and Roblee Street sites.

Representative from IL53-07/Murphysboro noted that higher income persons are now allowed and recommended that the PHA advertise to attract people who might be interested in renting high rise apartments, especially in light of the recent energy crisis. PHA does plan to do additional advertising.

Representative from IL53-07 asked about the percentage of students living in high rises. PHA director advised her that there is no set percentage. IL53-07 representative stated that elderly residents and students are not compatible since the elderly are day people and the students are night people. PHA Director stated the PHA screens students renting apartments very closely and tries to screen out individuals who would not be compatible with the elderly residents.

Representative from IL53-14/Carbondale, inquired about the late charges, when the change was enacted, and notification of the change. PHA director said the change will become effective July 1, 2001, that the notification process is part of the Agency Planning process, that the new ACOP is posted in the office as well as provided to all Advisory Board members.

Representative from IL53-13 asked about maintenance charges; she felt they were too high and that it was the PHA's responsibility to keep their apartment in good repair. PHA director stated that the maintenance hourly rate has not been increased since 1992, that the PHA charges only its cost for materials without markup, and that the charges are extremely reasonable compared to the private market. PHA director also advised that there are work items beyond the tenant's control they are not charged for; but if the problem is of the tenant's creation, they will be charged. PHA director advised that the maintenance hourly rate charge will be increased soon.

Representative from IL53-14 asked how the PHA promotes self-sufficiency. PHA Director stated that resident training programs assist residents in becoming employable by providing job experience, an understanding of the importance of showing up for work on time and taking direction, and job references. The PHA has also provided resume preparation assistance, assistance to residents in obtaining their GED, Food Sanitation Accreditation, and a Construction program. IL53-14 representative asked how residents are notified of the various programs. She was advised it is done through the PHA newsletter. She suggested notification should be done in person because some residents are unable to read. PHA will, in the future, provide in person notification to all Advisory Board members so they may be sure to advise residents of their communities.

IL53-14 representative asked where the Community Service provision is located. She was advised it is Chapter 15 of the attached ACOP.

IL53-14 representative asked about Safety and Crime Prevention measures. PHA director advised the police buy back program, PHA's security officers, parking decals, and the PHA's bar policy are all a part of Safety and Crime Prevention measures. There was then a discussion of Advisory Board members concerns with local police departments and lack of community policing.

IL53-14 representative asked about the installation of several toddler playgrounds throughout the development as a safety measure since many toddlers are not properly supervised. PHA director advised that additional playgrounds at her development are not a high priority and he was not sure there was sufficient space to place playgrounds throughout the development but that he would check into the possibility for possible future funding.

IL53-13 representative asked about the installation of picnic tables and barbecue grills as part of the final phase of modernization at her development. PHA director advised it would be considered.

IL53-07 representative stated that residents would like a double loader washer in each laundry room because care workers sometimes tie up all available washers. She also asked that snow remove be improved. PHA feels that the current number of washers is sufficient for this development; that there will always be instances when residents have to wait until a washer is available. PHA has purchased additional snow removal equipment and has also increased staff that should improve snow removal.